

DOWNTOWN MIAMI

1040 Biscayne Blvd, P4, Miami, Florida 33132

FOR LEASE

MOVE-IN READY OFFICE SPACE FOR LEASE





Designed to impress. Built for success.

This **3,400 SF move-in-ready office** is a rare find. **Floor-to-ceiling windows** flood the space with natural light, while unparalleled **panoramic views of Biscayne Bay and the South Beach skyline** create a breathtaking backdrop for your business.

With **five private offices, a spacious conference room, and an open-concept layout**, this workspace is designed for both productivity and prestige. **Fully automated lighting and shades** add a touch of modern luxury, ensuring comfort and convenience.

Located just **three blocks from Miami Worldcenter**, you'll be steps from world-class shopping, dining, and entertainment—perfect for impressing clients and energizing your team. **Onsite parking** is available for seamless accessibility.

Opportunities like this are rare. Schedule a tour today and secure this space before it's gone.





EXECUTIVE SUMMARY

3

	P4:	3,400 SF ±
	LEASING RATE:	\$19,500 /Month MG
	PARKING:	2/1,000 SF
	AVAILABILITY:	Move-in Ready



Area Highlights

- Situated in the heart of Downtown Miami, offering easy access to **Wynwood, Edgewater & Brickell**
- Three blocks north of Miami World center with stores such as Apple (coming soon), Lululemon, Club Studio, Sephora, Earls Kitchen, Bowlero, and much more dining and entertainment.
- Close proximity to major public transportation routes, I-395, I-95 and Biscayne Blvd
- Surrounded by multimillion dollar condominiums such as 1000 Museum, Aston Martin Residences, Marquis, 900 Biscayne, Marina Blue, among many others
- Near art galleries, theaters, and museums that enrich the local cultural landscape, including the Frost Science Museum, Pérez Art Museum Miami (PAMM), the arena, and Maurice A. Ferré Park

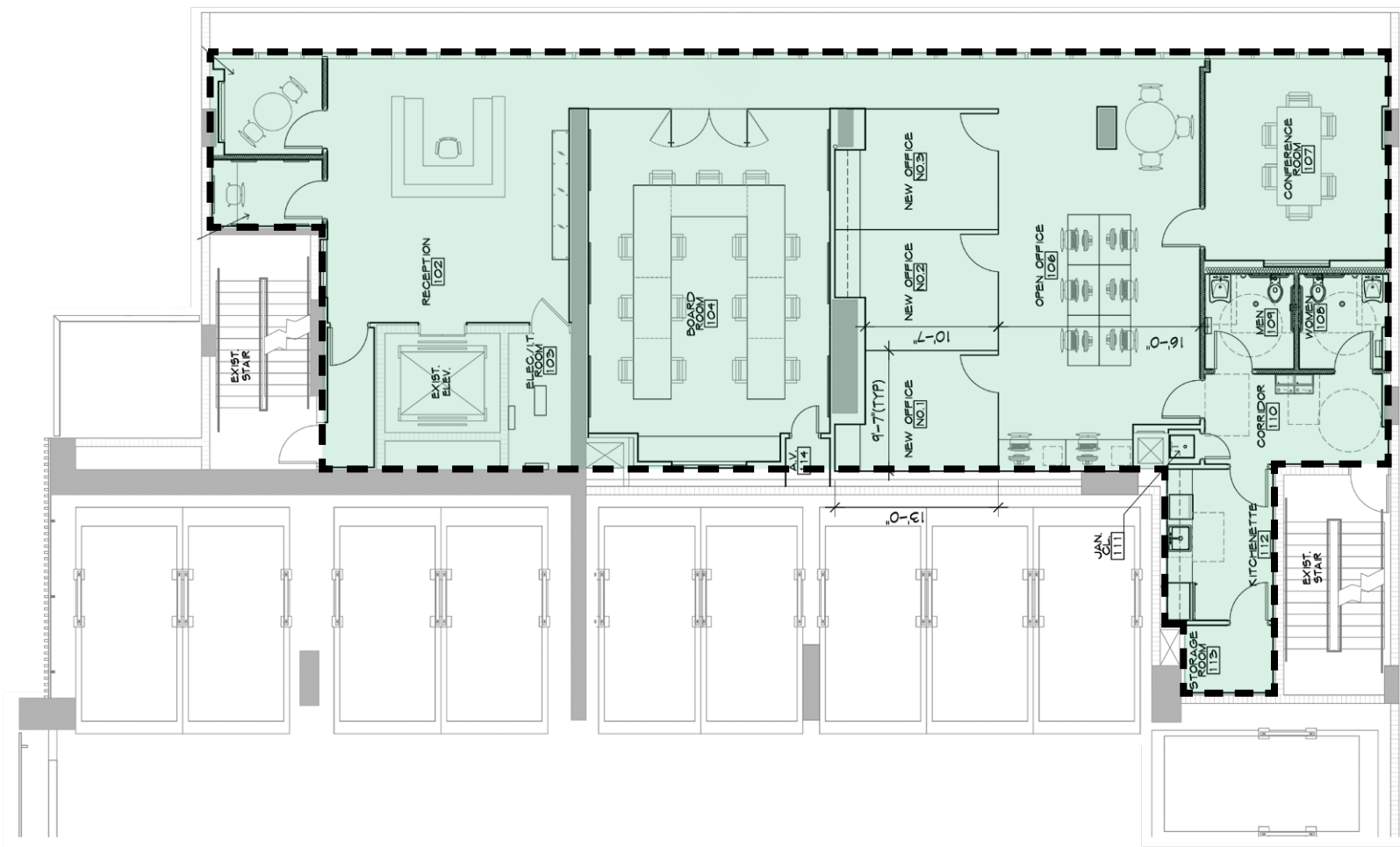




FLOORPLAN

BISCAYNE BLVD

(Approx. 75,500+ DTC)





INTERIOR PHOTOS

5





INTERIOR PHOTOS

6





INTERIOR PHOTOS

7





INTERIOR PHOTOS

8





INTERIOR PHOTOS





AERIAL VIEW (North to South View)





AERIAL VIEW (East to West View)





AERIAL VIEW (S.E. to N.W. View)





AERIAL VIEW

13



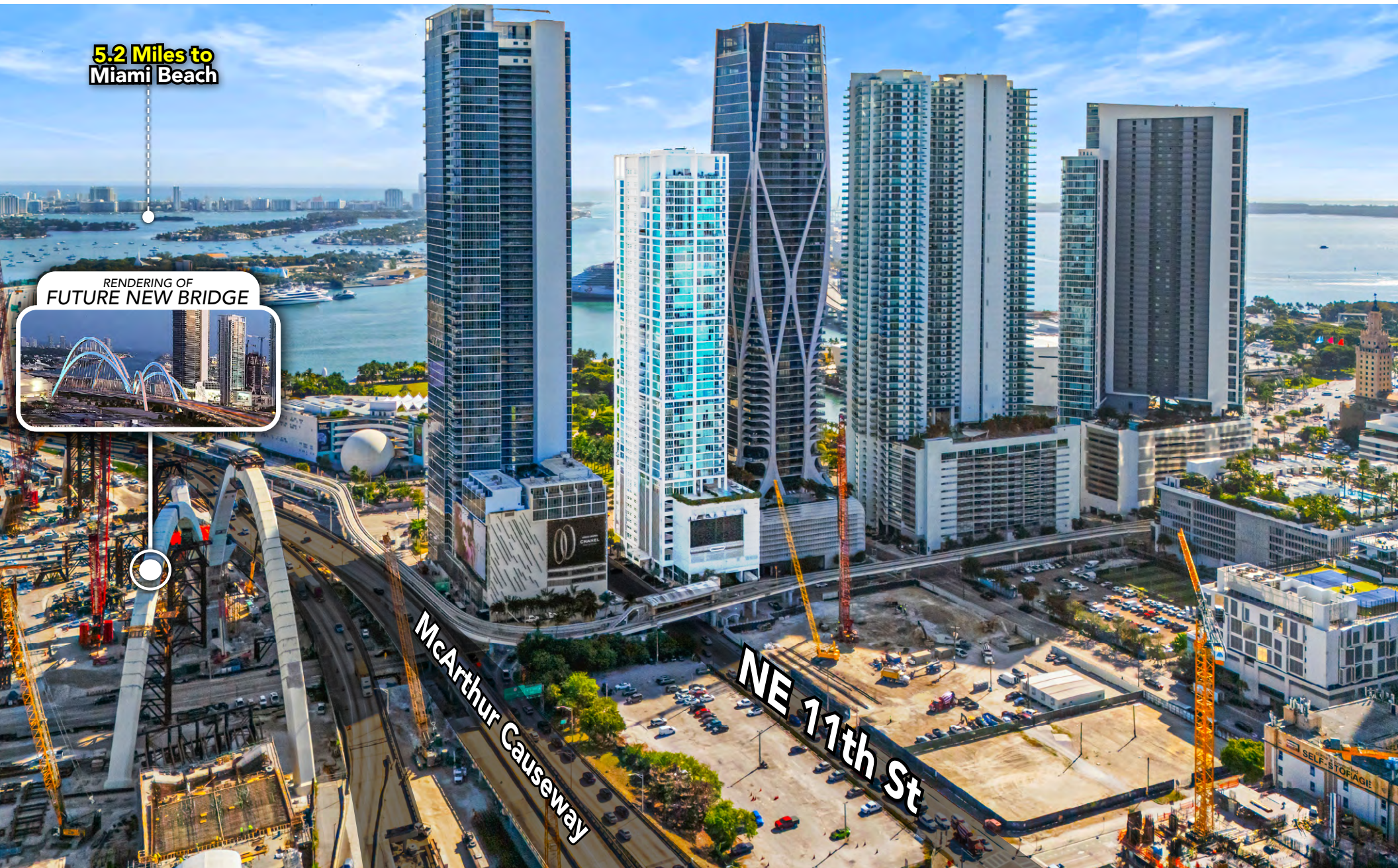
NE 11th St



AERIAL VIEW (West to East View)

**5.2 Miles to
Miami Beach**

RENDERING OF
FUTURE NEW BRIDGE



All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

www.chariff.com
(305) 576-7474



NEXT TO THE FUTURE NEW BRIDGE

T
E
N

M
U
S
E
U
M

P
A
R
K

*TEN MUSEM PARK is located
next to the upcoming SIGNATURE BRIDGE
Full Completion is Scheduled for 2024*





5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137

www.chariff.com

(O) 305-576-7474

(F) 305-576-7494

Instagram icon @chariff

Twitter icon @chariff

Facebook icon @chariffrealty

Contact us:

Lyle Chariff

President/Broker
(305) 576-7474
lyle@chariff.com

Mauricio Zapata

Principal/Broker
(305) 576-7474
mauricio@chariff.com

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.